

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R47005

Property Information

10, 4, 12
property address: 1522 S TEXAS AVE
legal description: WATSON-HOWELL, BLOCK 3, LOT 7-8(PTS OF), ALL 9, 10, PTS 4-5
owner name/address: IGC ACQ COMPANY - GAS TEC
Attn: INERGY PROPANE
2 BRUSH CREEK BLVD
KANSAS CITY, MO 64112-1921
full business name: Gas-Tec Independent Propane Company
land use category: Commercial-Retail type of business: propane refueling
current zoning: C-3 occupancy status: Occ
lot area (square feet): 24000 frontage along Texas Avenue (feet): 200
lot depth (feet): 120 sq. footage of building: 1990
property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards
NO

Improvements

of buildings: 2 building height (feet): 15/10 # of stories: 1/1
type of buildings (specify): brick / metal
L7 storage shed
building/site condition: 4
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
approximate construction date: 1961 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no walk path in grass
other improvements: ☐ yes ☐ no (specify) Storage Awning
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: metal
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 20
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: minimal landscaping

Outside Storage

☒ yes ☐ no (specify) propane tanks (fixed and 5-gallon)
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

